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Tender

Provision of supported accommodation for single homeless people, rough sleepers and people at risk of rough sleeping (Clare House)

The Council of the Borough of Kirklees

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-009524

Procurement identifier (OCID): ocds-h6vhtk-050f68 ([view related notices](#))

Published 3 February 2026, 2:45pm

Scope

Reference

KMCAS-221

Description

Kirklees Council are looking to procure a housing related support service for Single Homeless, Rough Sleepers and those at risk of rough sleeping in a Homeless Place of Change Accommodation setting.

The Service will be required to meet the needs of Service User with complex needs, who are most marginalised from society and disengaged from statutory or voluntary agencies who are able to provide the help and support they require.

The Service will involve the provision of supported accommodation services constantly throughout the Contract Period and equip Service Users with the necessary skills to move on to independent living.

The site of the supported accommodation (the "Premises") will be at Clare House, 19 Clare Hill, Huddersfield HD1 5BS.

The successful Service Provider will be expected to enter into a management agreement with the Landlord of the Residence to carry out Housing Management functions, such as completing tenancy agreements, collection of rent and making day to day repairs. This agreement will also include the Service Provider's license to operate within the Residence. The Service Provider will receive a predetermined fee from the landlord for carrying out this function.

The Premises will provide 22 units of en-suite accommodation with communal and training facilities over 3 floors. These will be in clusters of four units around a communal kitchen and living area for each cluster. Two of the en-suite units will be available for use as "crash pads" for accommodating emergency referrals to prevent rough sleeping. One of the cluster units on the ground floor will be wheelchair accessible.

The Premises will be staffed 24 hours a day with office space and interview rooms, a medical room for specialist interventions by health care services and an IT suite. 3 flexible training spaces (capable of becoming one big space) will provide facilities for various support activities, skills development and one off intervention services, and also to accommodate winter/bad weather habitual rough sleepers. A large storage void is provided in the basement. A workshop accessible from the outside is available for targeted training in practical work-based skills. A communal laundry and training kitchen is also provided, as well as a smoking shelter and dog kennels in the gardens.

The Premises is spread over a lower ground floor (rear garden level), upper ground floor (street level) and a first floor, with communal facilities on the upper ground floor (street level). These facilities will also be available to specified clients outside the project, and to external agencies to use for the benefit of preventing homelessness and enabling change. The building will be access controlled via a thumb print reader system to control access into the various areas.

The Landlord of the Premises is Home Group, a registered society under the Co-operative and Community Benefit Societies Act 2014 (registered number 22981R) and with the Regulator of Social Housing (No. L3076).

The anticipated commencement date for the Contract is 1st November 2026.

The anticipated expiry date for the Contract is 31st October 2031, with the option to extend for a further five (5) x twelve (12) months to 31st October 2036.

The estimated value of the Support Service to be awarded is approximately £366,498 per annum, exclusive of Value Added Tax

Total value (estimated)

- £3,664,890 excluding VAT
- £4,397,976 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 November 2026 to 31 October 2031
- Possible extension to 31 October 2036
- 10 years

Description of possible extension:

5 x 12 months

Main procurement category

Services

CPV classifications

- 85000000 - Health and social work services

Contract locations

- UKE44 - Calderdale and Kirklees
-

Participation

Legal and financial capacity conditions of participation

The conditions of participation relating to the legal and financial capacity are set out in the ITT, in the procurement specific questionnaire. The conditions of participation will be assessed in accordance with the assessment methodologies detailed in the procurement specific questionnaire.

Technical ability conditions of participation

The conditions of participation relating to the legal and financial capacity are set out in the ITT, in the procurement specific questionnaire. The conditions of participation will be assessed in accordance with the assessment methodologies detailed in the procurement specific questionnaire.

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Submission type

Tenders

Tender submission deadline

11 May 2026, 1:00pm

Submission address and any special instructions

All tender documents are available free of charge from YORtender at the following Website;

<https://uk.eu-supply.com>

This competitive flexible procedure will be conducted in 3 Stages

Stage 1 Participation Stage

Procurement Selection Questionnaire & Landlord's Housing Management Questionnaire

Submission Deadline 13:00 2nd March 2026

Stage 2 Tender Stage

Council Issues Tender documents

Submission Deadline 13:00 11th May 2026

Stage 3 Preferred Supplier Additional Due Diligence

The Council will undertake due diligence as described in the Invitation to tender on the preferred supplier.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

30 June 2026

Recurring procurement

Publication date of next tender notice (estimated): 30 June 2026

Award criteria

Name	Type	Weighting
Quality	Quality	60%
Price	Price	30%
Social Value	Quality	10%

Other information**Description of risks to contract performance**

Please note Known Risks have been assessed as part of this procurement and in accordance with the Procurement Act 2023, the Council reserves the right to modify this contract where such changes meet the criteria for permitted modifications under Section 74 and Schedule 8 of the Act.

This includes, but is not limited to:

The Council reserves the right to adapt to any changes in Legislation, including but not limited to The Supported Housing Regulatory Oversight Act 2023 - The Councils ability to adapt to any changes (future proofing).

The Council reserves the right to decrease/increase the value of the contract due to annual budget setting.

The Council reserves the right to revise the specification in response to the factors outlined above.

Any such modifications shall be undertaken in compliance with the permitted grounds set out in Section 74 and Schedule 8 of the Act, including but not limited to modifications arising from unforeseeable circumstances or the materialisation of a known risk.

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Light touch

Competitive flexible procedure description

This Competitive Flexible Procedure will be conducted in three (3) stages.

- Stage 1 Participation Stage

- Stage 2 Tender Stage
- Stage 3 Preferred Supplier - Additional Due Diligence

You must complete and pass 'stage 1' of the process to be able to participate in 'stage 2' Applicants who successfully pass and are shortlisted at the Participation Stage - 'stage 1' will be invited to submit a Tender - 'stage 2', the assessment panel reserve the right to undertake further due diligence with the Preferred Supplier - 'stage 3'

Stage 1 - Participation Stage:

Step 1 - Completeness and Compliance Checks

Submitted Tenders will initially be checked for compliance with the instructions provided in this document, including confirmation that the documents have been completed fully and correctly and have been signed as requested. Failure to correctly complete and sign all the relevant documentation may result in your Tender being treated as non-compliant and the Tender may be eliminated from the process at this stage and not considered further.

Step 2 - Excluded and Excludable Suppliers

The Council will confirm that neither the Supplier or any Connected Person(s), Associated Persons or proposed sub-contractors are listed on the Cabinet Office Debarment List. To the extent that any such entities are listed on the Debarment List, the Council will consider whether to exclude the Supplier from participating in the procurement process.

Step 3 - Conditions of Participation

The suitability of Suppliers will be assessed in accordance with the specified Conditions of Participation contained within the Procurement Specific Questionnaire. This will be marked purely on a pass or fail basis to ensure that the Supplier is able to meet the Council's minimum requirements. Tenderers who do not indicate that they meet the Council's minimum Conditions of Participation may be excluded from the process at this stage.

Housing Management Specification Questionnaire

In addition to meeting the required minimum threshold in the Procurement Specific Questionnaire, the Provider must first pass the Landlords Housing Management Specification Questionnaire to tender for this business - stage 1.

Step 4 - Supplier Notification

Suppliers who were excluded on the basis of steps 1 - 3 will not continue in the

procurement process. The Council may choose to notify Suppliers that they have been unsuccessful at this, or any, stage of the procurement process (but does not bind itself to do so).

Stage 2 - Tender Stage

Step 1 - Quality, Price and Social Value Assessment

All submitted Tenders which have not been excluded during the previous steps will be assessed to identify the Most Advantageous Tender. The Council will determine the Most Advantageous Tender by applying the Award Criteria which is more fully described in these Tender Documents. The basis of the Council's Award Criteria will be based on 60% Quality, 30% Price and 10% Social Value.

Where a Tender does not achieve any of the minimum requirements for Award Criteria, as stated within these Tender documents, the Tenderer will be excluded from the assessment process.

Step 2 - Identification of Preferred Supplier

The final scores will be added together to produce a total score for each Tenderer which will determine ranking, and the Preferred Supplier will be identified. The Preferred Supplier will be the Supplier whose submission scored the highest at Stage 2 Step 1.

Stage 3 - Preferred Supplier - Additional Due Diligence

Step 1 - Preferred Supplier Due Diligence (1)

As part of the due diligence process, the Supplier information provided on the Central Digital Platform and/ or responses to the Procurement Specific Questionnaire of the Preferred Supplier will be verified, and any required certification and evidence will be requested.

Step 2 - Preferred Supplier Due Diligence (2)

The assessment panel reserve the right to undertake further due diligence with the Preferred Supplier in order to verify that their submission is compliant with the Service Specification.

Contracting authority

The Council of the Borough of Kirklees

- Public Procurement Organisation Number: PXHZ-9111-QHMJ

The Town Hall, Ramsden Street

Huddersfield

HD1 2TA

United Kingdom

Email: procurement@kirklees.gov.uk

Website: <http://www.kirklees.gov.uk>

Region: UKE44 - Calderdale and Kirklees

Organisation type: Public authority - sub-central government

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

Home Group Ltd

Summary of their role in this procurement: Evaluation of the Housing Management Questionnaire in Stage 1 of the Evaluation

- Companies House: IP22981R

- Public Procurement Organisation Number: PRDP-8748-DBHZ

Home Group Ltd, 1 Strawberry Lane

Newcastle

NE1 4BX

United Kingdom

Email: tenders@homegroup.org.uk

Website: <http://www.homegroup.org.uk>

Region: UKC22 - Tyneside

Contact organisation

Contact The Council of the Borough of Kirklees for any enquiries.